

# NOTICE OF INTENT

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*Filed under:*

**MGL. CH. 131 S. 40 AND THE  
TOWN OF ROCKLAND WETLAND PROTECTION BYLAW**

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*Located at:*

**327 & 333 WEYMOUTH STREET  
(APN'S 3-1, 3-1A, 3-2, 8-27 & 8-28)  
ROCKLAND, MASSACHUSETTS**

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*Submitted to:*

**ROCKLAND CONSERVATION COMMISSION  
AND THE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

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*Applicant:*

**DTC, LLC  
333 WEYMOUTH ST.  
ROCKLAND, MA 02370**

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Professional Civil Engineering • Project Management • Land Planning  
150 Longwater Drive, Suite 101, Norwell, Massachusetts 02061  
Tel.: (781) 792-3900 Facsimile: (781) 792-0333  
[www.mckeng.com](http://www.mckeng.com)

August 16, 2021

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## **SECTION I**

**WPA Form 3 – Notice of Intent**

**Figure 1 – USGS Locus Map**

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**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Rockland

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

327 & 333 Weymouth Street

a. Street Address

Rockland

b. City/Town

02370

c. Zip Code

Latitude and Longitude:

42.162189°

d. Latitude

70.910586°

e. Longitude

Map 3 Lots 1, 1A & 2, Map 8 Lots 27 & 28

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Pauline

a. First Name

O'Keeffe

b. Last Name

DTC, LLC

c. Organization

333 Weymouth Street

d. Street Address

Rockland

e. City/Town

MA

f. State

02370

g. Zip Code

617-828-7667

h. Phone Number

i. Fax Number

paulineokeeffe@gmail.com

j. Email Address

3. Property owner (required if different from applicant): ☒ Check if more than one owner

See Attachment #1 - Property Owners

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Bradley

a. First Name

McKenzie

b. Last Name

McKenzie Engineering Group, Inc.

c. Company

150 Longwater Drive, Suite 101

d. Street Address

Norwell

e. City/Town

MA

f. State

02061

g. Zip Code

781-792-3900

h. Phone Number

781-792-0333

i. Fax Number

bmckenzie@mckeng.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,550

a. Total Fee Paid

\$762.50

b. State Fee Paid

\$787.50

c. City/Town Fee Paid





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**A. General Information (continued)**

6. General Project Description:

Construction of a proposed commercial building at 327 Weymouth Street, and an addition to the existing building at 333 Weymouth Street. A portion of the proposed stormwater infiltration basin, and a portion of the proposed building addition, associated asphalt parking area and retaining wall will be located within the 100-foot buffer to bordering vegetated wetlands.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial          | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |                                                           |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

See Attachment #1 - Property Owners

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Bureau of Resource Protection - Wetlands

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement		
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.		
a. square feet of BVW _____	b. square feet of Salt Marsh _____	
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings _____	b. number of replacement stream crossings _____	



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**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a. ☐ Yes ☒ No

**If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage \_\_\_\_\_

(b) outside Resource Area

percentage/acreage \_\_\_\_\_

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?      d. ☐ Yes    ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
 a. ☒ Yes ☐ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
 a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
 a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:  
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)  
 2. ☐ A portion of the site constitutes redevelopment  
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.  
 b. ☐ No. Check why the project is exempt:  
 1. ☐ Single-family house  
 2. ☐ Emergency road repair  
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.
- |                                                                                                                |                           |
|----------------------------------------------------------------------------------------------------------------|---------------------------|
| Site Development Plan, (APN's 3-1, 3-1A, 3-2, 8-27 & 8-28), 327 & 333 Weymouth Street, Rockland, Massachusetts |                           |
| McKenzie Engineering Group, Inc.                                                                               | Bradley C. McKenzie, P.E. |
| b. Prepared By                                                                                                 | c. Signed and Stamped by  |
| August 16, 2021                                                                                                | Varies                    |
| d. Final Revision Date                                                                                         | e. Scale                  |
| Drainage Calculations and Stormwater Management Report                                                         | August 16, 2021           |
| f. Additional Plan or Document Title                                                                           | g. Date                   |
5. ☒ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2926	8/23/21
2. Municipal Check Number	3. Check date
2925	8/23/21
4. State Check Number	5. Check date
O'Keeffe, LLC	
6. Payor name on check: First Name	7. Payor name on check: Last Name





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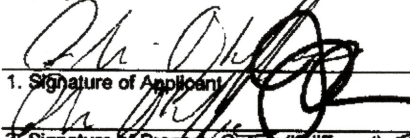


Rockland

City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant		2. Date	8-23-21
3. Signature of Property Owner (if different)	 JEFFREY A. GARDNER, Counsel to South Shore Industrial Trust	4. Date	8-20-21
5. Signature of Representative (if any)		6. Date	8-23-21

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

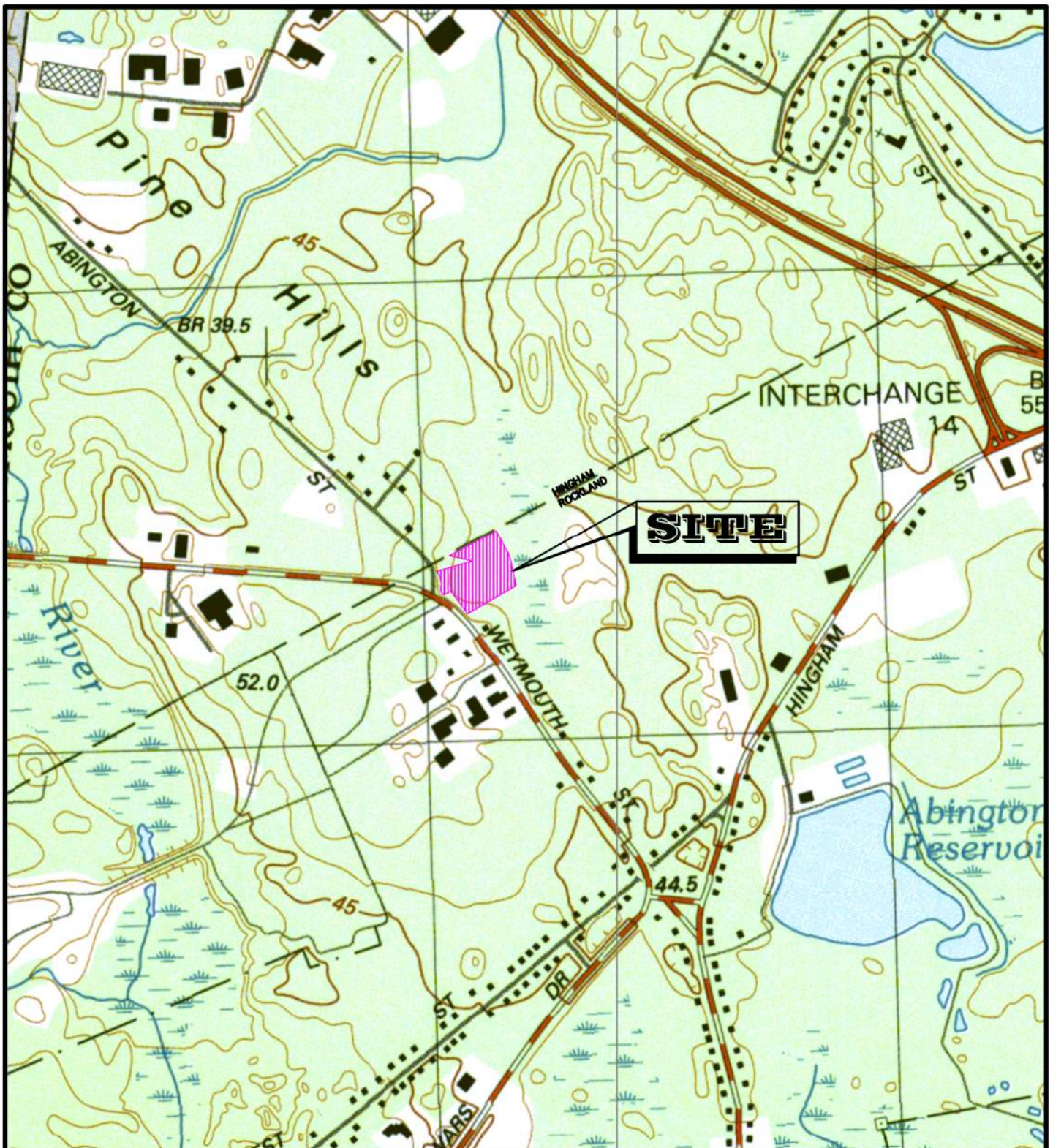
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

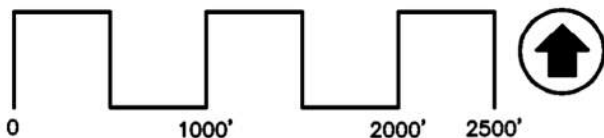
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**FIGURE - 1**



U.S. GEOLOGICAL SURVEY  
7.5 X 15 MINUTE SERIES

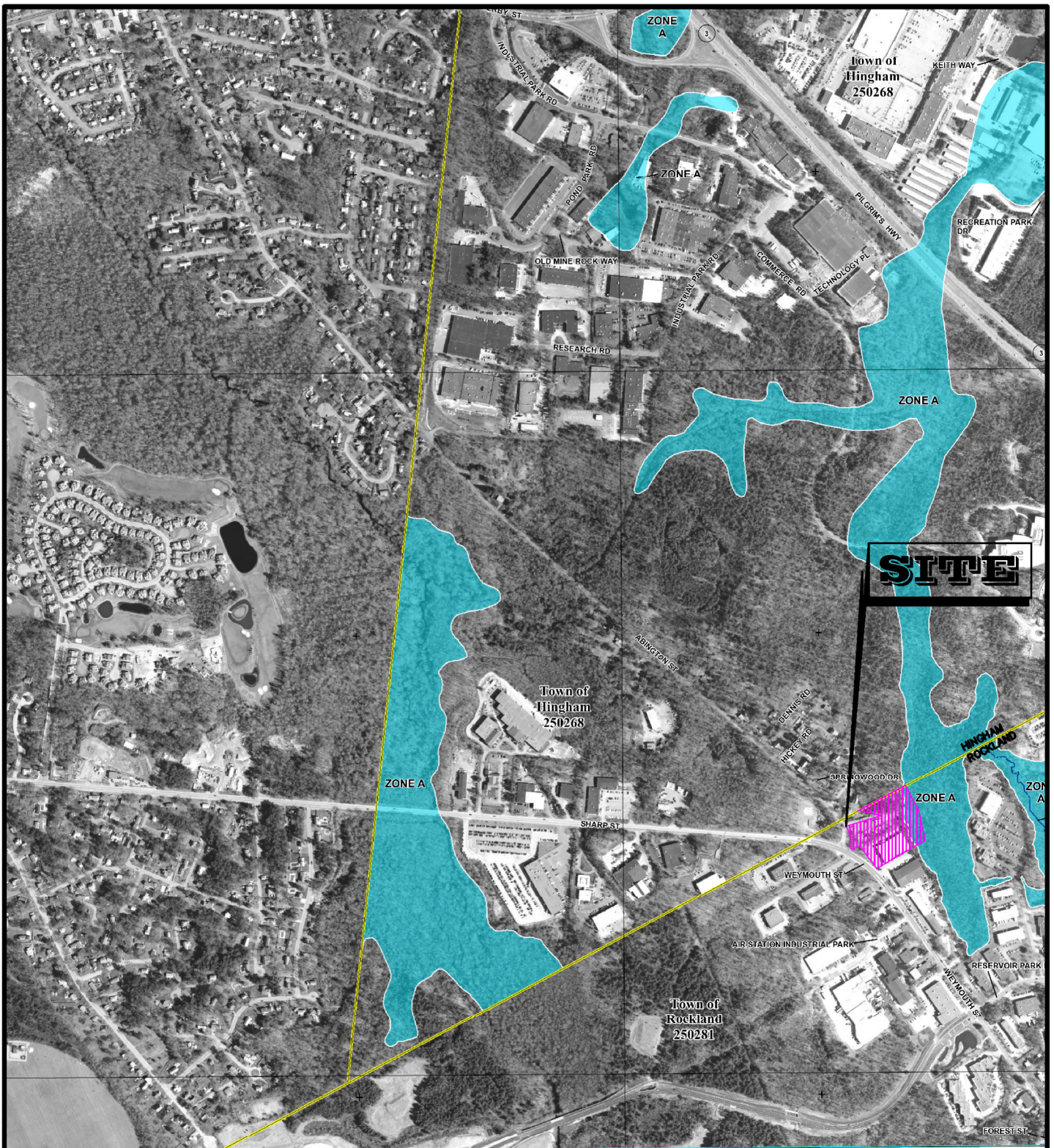


Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
[www.mckeng.com](http://www.mckeng.com)

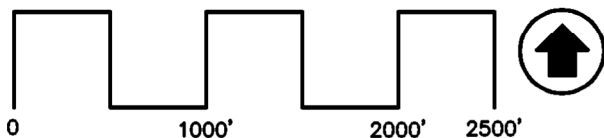
## USGS LOCUS MAP

327 & 333 WEYMOUTH STREET  
APN 3-1, 3-1A, 3-2, 8-27 & 8-28  
ROCKLAND, MASSACHUSETTS





**FIGURE - 2**



COMMUNITY PANEL NO: 25023C0091K  
EFFECTIVE DATE: JULY 6, 2021

© MCKENZIE ENGINEERING GROUP, INC.

DATE: AUGUST 12, 2020



Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
[www.mckeng.com](http://www.mckeng.com)

## FEMA FLOOD MAP

327 & 333 WEYMOUTH STREET  
APN 3-1, 3-1A, 3-2, 8-27 & 8-28  
ROCKLAND, MASSACHUSETTS

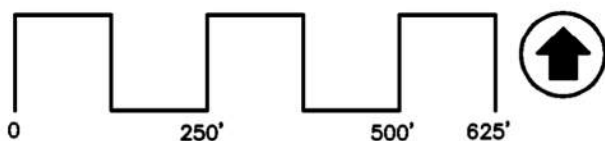




### SOIL KEY

SOIL CLASSIFICATION	DESCRIPTION	HYDROLOGIC SOIL GROUP
51A	SWANSEA MUCK, 0-1% SLOPES	B/D
110B	CANTON-CHATFIELD-ROCK OUTCROP COMPLEX, 0-8% SLOPES, VERY STONEY	B
316B	SCITUATE GRAVELLY SANDY LOAM, 3-8% SLOPES, VERY STONY	C/D
640B	URBAN LAND, TILL SUBSTRATUM, 0-8% SLOPES	N/A

## FIGURE - 3



NRCS SOIL SURVEY  
NORFOLK COUNTY

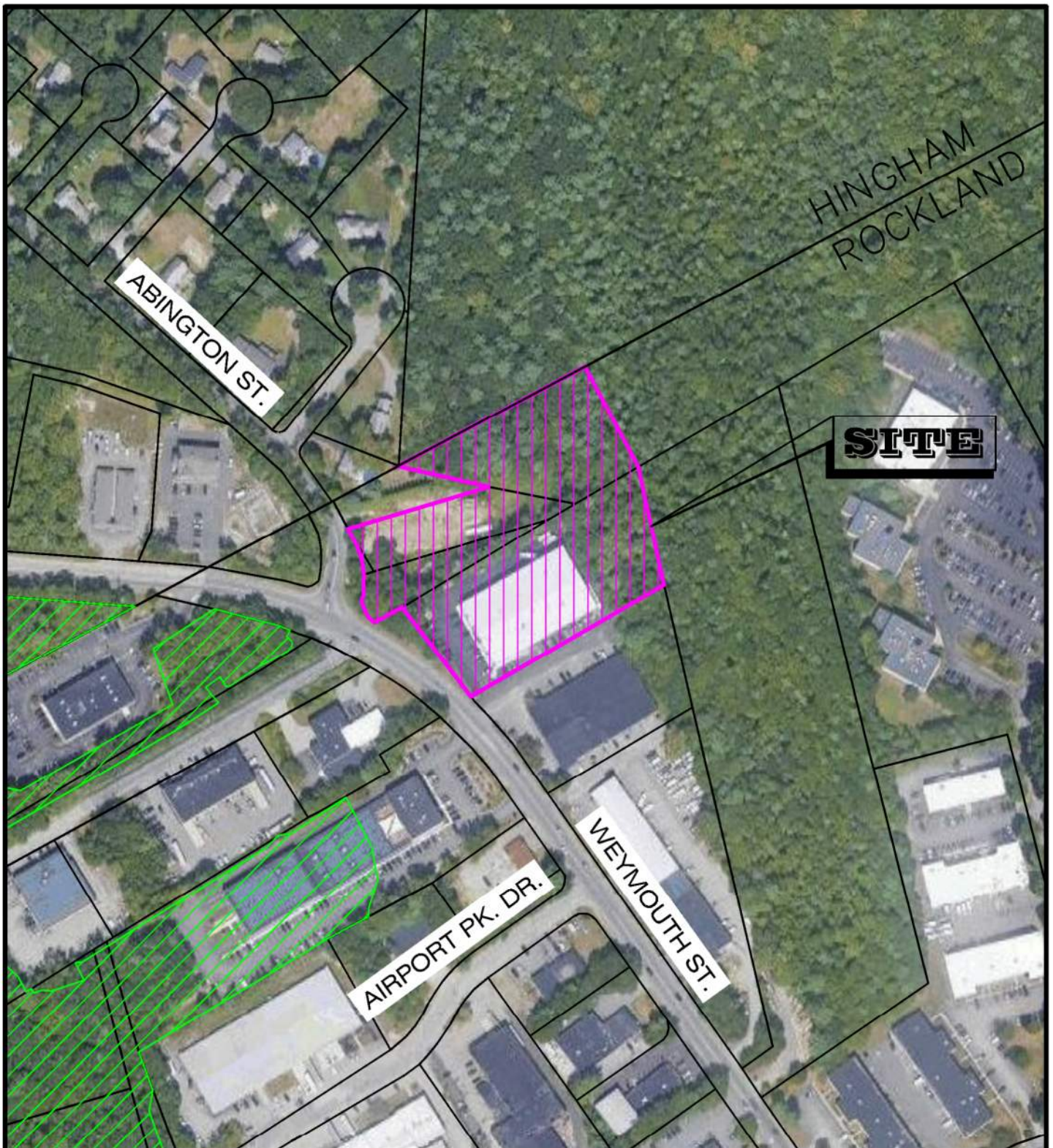


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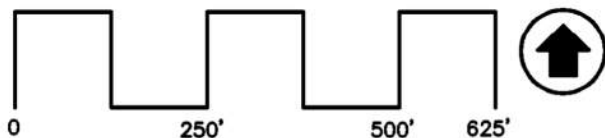
## NRCS SOILS MAP

327 & 333 WEYMOUTH STREET  
APN 3-1, 3-1A, 3-2, 8-27 & 8-28  
ROCKLAND, MASSACHUSETTS





**FIGURE - 4**

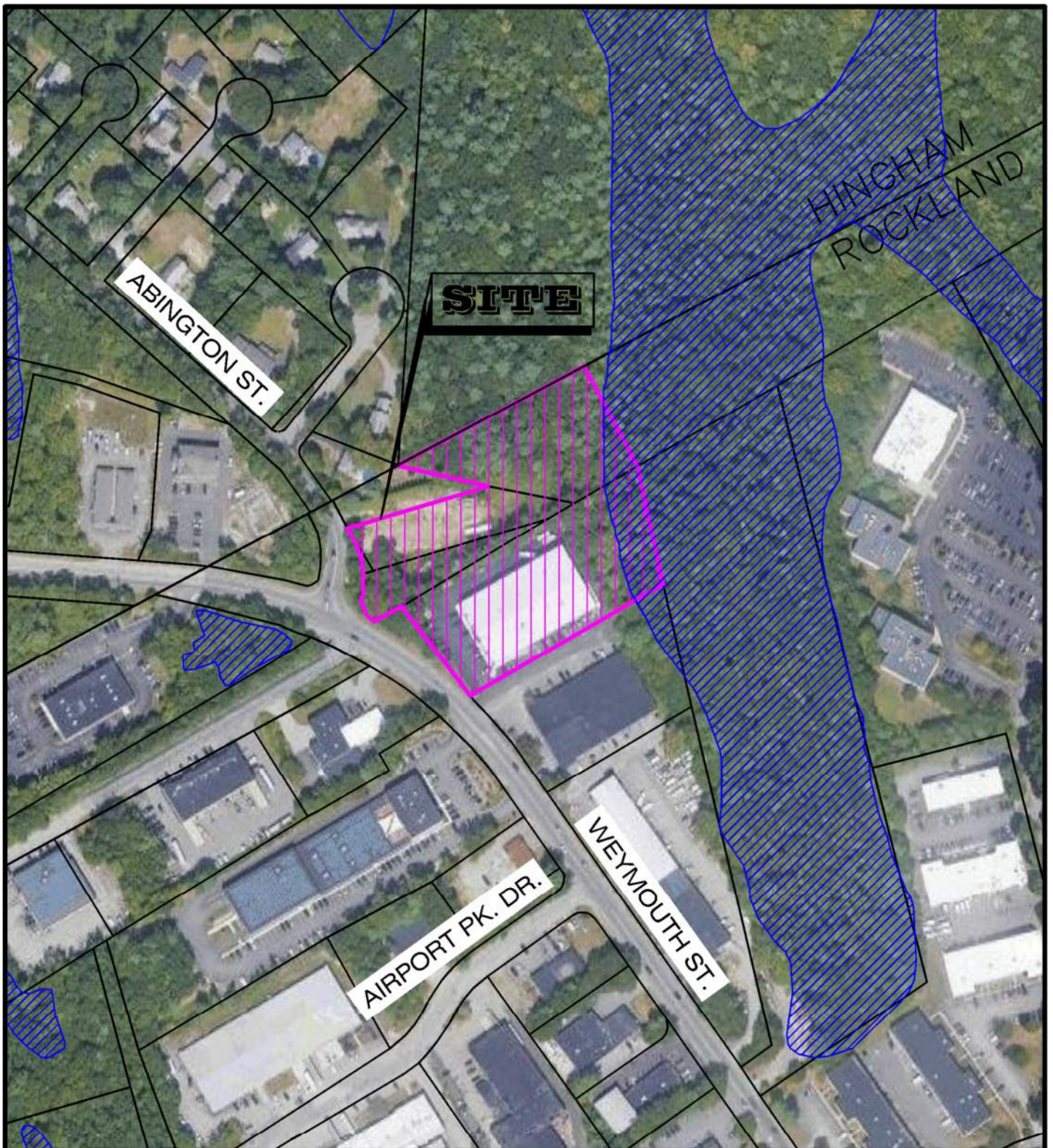


Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
[www.mckeng.com](http://www.mckeng.com)

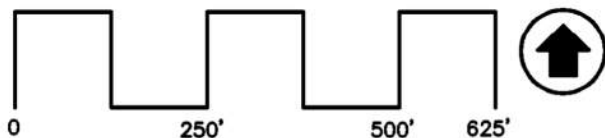
**NATIONAL HERITAGE AND  
ENDANGERED SPECIES MAP**

327 & 333 WEYMOUTH STREET  
APN 3-1, 3-1A, 3-2, 8-27 & 8-28  
ROCKLAND, MASSACHUSETTS





**FIGURE - 5**



DEP WETLANDS



Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
[www.mckeng.com](http://www.mckeng.com)

**DEP WETLANDS**

327 & 333 WEYMOUTH STREET  
APN 3-1, 3-1A, 3-2, 8-27 & 8-28  
ROCKLAND, MASSACHUSETTS

## **SECTION II**

**Project Narrative**

**Wetland Delineation Report**

**Attachment #1 – Property Owners**



## **PROJECT NARRATIVE**

### **Proposed Commercial Building and Addition**

#### **327 & 333 Weymouth Street, Rockland**

##### **1.0 Project Description**

The project proponent, DTC, LLC, proposes to develop an approximate 4.58-acre site located at 327 & 333 Weymouth Street in (APN's 3-1, 3-1A, 3-2, 8-27 & 8-28). The proposed development will consist of the construction of an approximate 1,119 square ft. (GFA) addition to the existing building located at 333 Weymouth Street. The project will also include the construction of a proposed 10,000 square ft. (GFA) commercial building at 327 Weymouth Street with related site improvements including asphalt parking area and access driveway, landscaping, stormwater management facilities, utility connections and other relevant infrastructure. The site is located within the Town of Rockland's Industrial Park-Hotel (H-1) Zoning District. The site is not located within a DEP Zone 2 or Town of Rockland Watershed Protection Zone. Refer to Figure 1- USGS Locus Map for the location of the parcel.

The existing and proposed site conditions are illustrated on the project *site plans* entitled "Site Development Plan, (APN's 3-1, 3-1A, 3-2, 8-27 & 8-28), 327 & 333 Weymouth Street, Rockland, Massachusetts", prepared by McKenzie Engineering Group, Inc. dated August 16, 2021.

##### **Pre-Development Condition**

The site has frontage on both Weymouth Street and Abington Street to the south and is bordered by developed commercial property to the southeast and southwest, residential property to the northwest and undeveloped woodland to the north. The portion of the site located at 333 Weymouth Street (APN 8-27) is comprised of a developed commercial building with associated site infrastructure. The portion of the site located at 327 Weymouth Street (APN's 3-1, 3-1A, 8-28 and portion of 3-2) is currently undeveloped woodlands. A bordering vegetated wetland complex is located along the northeast portion of the site. The topography of the site ranges in elevation from approximately 170 ft. (NAVD 1988) along the site's frontage at Weymouth & Abington Street, to elevation of approximately 150 ft (NAVD 1988) at the boundary of the bordering vegetated wetlands. Runoff from the developed portion of the site at 333 Weymouth Street generally flows towards the closed drainage system located onsite, where it is conveyed toward the wetlands via an existing spillway outlet. Runoff from the undeveloped portion of the site generally flows towards the existing limit of bordering vegetated wetlands due to the topography. The limit of bordering vegetated wetland resource area on the site was delineated by Environmental Consulting & Restoration, LLC on August 10, 2020.

A portion of the site is located within the Zone A, the remaining area is situated in Zone X of the Flood Insurance Rate Map, as shown on the current FEMA Flood Insurance Rate Map Panel No. 25023C0091K with an effective date of July 6, 2021. Refer to Figure 2 – FEMA Flood Map.

The soil types as identified by the Soil Survey, Plymouth County, MA prepared by the NRCS Soil Conservation Service (NRCS) are classified as 51A-Swansea Muck, 0 to 1 percent slopes with hydrologic soil group (HSG) B/D, 316B-Scituate Gravelly Sandy Loam, 3 to 8 percent slopes with HSG C/D, and 640B-Urban Land, Till Substratum, 0 to 8 percent slopes with no HSG. Soil testing

conducted by McKenzie Engineering Group, Inc. (MEG) on December 15, 2020 identified the soils to be generally comprised of loamy sand underlain by a sand parent layer. Refer to Figure 3 - Soil Map for the NRCS delineation of soil types.

### **Post-Development Condition**

The proposed development will consist of the construction of an approximate 1,119 square ft. (GFA) addition to the existing building located at 333 Weymouth Street. The project will also include the construction of a proposed 10,000 square ft. (GFA) commercial building at 327 Weymouth Street with related site improvements including asphalt parking area and access driveway, landscaping, stormwater management facilities, utility connections and other relevant infrastructure. The project will access existing utility infrastructure located on Weymouth Street, including water, sewer, electric and gas. The stormwater management system will be designed to fully comply with all standards of the Department of Environment Protection's Stormwater Management Regulations. The proposed stormwater management system utilizes a treatment stream consisting of deep sump hooded catch basins, proprietary pre-treatment unit and a stormwater infiltration basin. The stormwater infiltration basin was designed to attenuate peak flows generated by all storms up to and including the 100-year storm event and will outlet stormwater into the bordering vegetated wetland within the subject parcel at a regulated rate. A portion of the proposed stormwater infiltration basin, and a portion of the proposed building addition, associated asphalt parking area and retaining wall will be located within the 100-foot buffer to bordering vegetated wetlands located to the northeast.

## **2.0 Resource Area Descriptions**

The wetland resources located on the subject property were delineated by Environmental Consulting & Restoration (ECR) on August 10, 2020. Refer to the Wetland Delineation Memo prepared by ECR, dated August 10, 2020.

A portion of the site is located within the Zone A, the remaining area is situated in Zone X of the Flood Insurance Rate Map, as shown on the current FEMA Flood Insurance Rate Map Panel No. 25023C0091K with an effective date of July 6, 2021. Refer to Figure 2 – FEMA Flood Map.

The site does not contain any certified vernal pools and is not located within Estimated Habitat of Rare Wetlands Wildlife, as determined by reference to the Massachusetts Division of Fisheries and Wildlife Natural Heritage Atlas and data provided by Mass GIS. Refer to Figure 4 – Natural Heritage and Endangered Species Map.

## **3.0 Mitigation Measures**

The following are mitigation measures that will be employed to ensure that impacts to wetland interests protected under the Town of Rockland Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

### **Public and Private Water Supply and Groundwater**



Pesticides and herbicides shall not be used within the limits of the 100-foot buffer. Fertilizers that are used within this zone should be restricted to the use of organic fertilizers only. In addition, there will be restrictions on de-icing agents within the 100-ft. buffer zone.

#### Water Pollution Control

In addition to the above measures that will also serve to maintain the pollution prevention functions of the resource area, the cutting of vegetation within the buffer zone will be restricted to only the limit of work shown on the plan. In addition, the proposed siltsock erosion control barrier will serve to prevent the migration of sediments towards wetland resource areas.

#### Flood Control/Storm Damage Control

The proposed project consists of the construction of a building, parking lot and associated site work. Stormwater runoff from impervious surfaces will be managed in full compliance with the DEP Stormwater Management Regulations. For a full description of the stormwater management design and runoff calculations, please refer to the Drainage Calculations and Stormwater Management Plan.

#### Wildlife Habitat/Fisheries

No portion of the site is located within an area designated by The Natural Heritage and Endangered Species Program as an estimated habitat of rare wildlife.

#### Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include but are not limited to the following:

1. Install silt sock erosion control barriers (see plan detail) in accordance with the approved plan. This erosion control barrier shall be installed prior to any work at the site. An additional stockpile of siltsock erosion control barriers will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of site disturbance.
3. Regularly inspect and maintain erosion controls and sedimentation traps during construction.
4. Regrade, loam and seed exposed soil areas immediately following construction.
5. Regularly inspect and maintain erosion controls during construction.



Environmental Consulting & Restoration, LLC



## WETLAND DELINEATION MEMO

**TO:** McKenzie Engineering Group  
**FROM:** Brad Holmes  
**DATE:** August 19, 2020  
**RE:** 327 & 333 Weymouth Street, Rockland

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 327 & 333 Weymouth Street in Rockland (the site) on August 10, 2020. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the north of Weymouth Street and east of Abington Street near the Rockland and Hingham town line. The site consists of commercial lots with buildings, maintained material and equipment storage areas, etc. The weather on August 10<sup>th</sup> was sunny, mostly clear, and warm (approximately 80 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the site through the eastern portion of the property. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A30 connect to #A1-1 to A1-8 along the landward limit of the wetland on and near the site. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The site borders on areas mapped as Land Subject to Flooding (FEMA flood zone A) to the east.
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or [brad@ecrwetlands.com](mailto:brad@ecrwetlands.com) with any questions or requests for additional information.

Thank you,  
Brad Holmes, Professional Wetland Scientist #1464  
Manager

## ATTACHMENT #1 – Property Owners

<u>Assessor's Parcel No.</u>	<u>Property Owner</u>
3-1	DTC, LLC 333 Weymouth Street, Rockland, MA 02370 Plymouth County Registry of Deeds: B: 37937, PG: 90 Owner: Pauline O'Keeffe Phone: 617-828-7667 Email: <a href="mailto:paolineokeeffe@gmail.com">paolineokeeffe@gmail.com</a>
3-1A	DTC, LLC 333 Weymouth Street, Rockland, MA 02370 Plymouth County Registry of Deeds: B: 55374, PG: 44 Owner: Pauline O'Keeffe Phone: 617-828-7667 Email: <a href="mailto:paolineokeeffe@gmail.com">paolineokeeffe@gmail.com</a>
3-2	Perry South Shore, LLC C/O Drohan Tocchio & Morgan, P.C. 175 Derby Street, Suite 30, Hingham, MA 02043 Plymouth County Registry of Deeds: B: 3707, PG: 334 Phone: 781-749-7200 Email:
8-27	O'Keeffe, LLC 333 Weymouth Street, Rockland, MA 02370 Plymouth County Registry of Deeds: B: 25125, PG: 322 Owner: Thomas Scolaro Phone: 617-828-7667 Email: <a href="mailto:paolineokeeffe@gmail.com">paolineokeeffe@gmail.com</a>
8-28	DTC, LLC 333 Weymouth Street, Rockland, MA 02370 Plymouth County Registry of Deeds: B: 49400, PG: 201 Owner: Pauline O'Keeffe Phone: 617-828-7667 Email: <a href="mailto:paolineokeeffe@gmail.com">paolineokeeffe@gmail.com</a>

### **SECTION III**

**WPA Wetland Fee Transmittal Form  
Town of Rockland Wetland Protection Bylaw Fees  
Copy of Checks**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

### 1. Location of Project:

327 & 333 Weymouth Street

a. Street Address

2925

c. Check number

Rockland

b. City/Town

\$767.50

d. Fee amount

### 2. Applicant Mailing Address:

Pauline

a. First Name

DTC, LLC

c. Organization

333 Weymouth Street

d. Mailing Address

Rockland

e. City/Town

617-828-7667

h. Phone Number

i. Fax Number

MA

f. State

02370

g. Zip Code

paulineokeeffe@gmail.com

j. Email Address

### 3. Property Owner (if different):

See Attachment #1 - Property Owners

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3b. - each building including site	1	\$1,050	\$1,050
2j. - any other activity (commercial building addition)	1	\$500	\$500

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$1,550
	a. Total Fee from Step 5
State share of filing Fee:	\$762.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$787.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

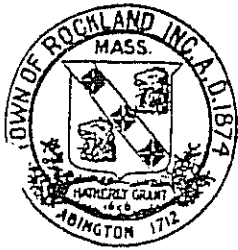
**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



# Rockland Conservation Commission

242 UNION STREET  
ROCKLAND, MASSACHUSETTS 02370  
(781) 871-0596

## By-Law Application Fees – Effective 10/20/03

As authorized under the Town of Rockland Wetlands Protection By-Laws

APPLICATION	PROJECT	FEE
Notice of Intent* (NOI)	Category 1	\$100.00 per activity
	Category 2	\$175.00 per activity
	Category 3	\$450.00 per activity
	Category 4	\$560.00 per activity
	Category 5	\$2.00 per linear ft
Notice of Resource Area Delineation (NRAD)	Confirmation of wetland resource areas	<b>Fee Varies:</b> As per the Commission's Consultant's proposal
Request for Determination of Applicability (RDA)	Addition, accessory structure, pool, septic, earthwork:	\$100.00 per activity
	New single family dwelling and associated work:	\$125.00 per lot
	Addition to non-residence, parking lot, earthwork tot non residence:	\$150.00 per activity
	New non-residential building and associated work:	\$100.00 per plan
Certificate of Compliance (COC)	Residence:	\$100.00
	Subdivision	\$200.00
	Duplicate attested C of C	\$5.00
Extension Permit	First three years:	\$25.00 per year
	Year four to present:	\$100.00 per year
Enforcement Order	To recommence work: Residence:	\$50.00
	New Residence:	\$100.00
	Other:	\$500.00
Letter to Bank	Not notarized:	\$50.00
	Notarized:	\$65.00
Agent Site Visit	Residential:	\$50.00
	Non-Residential:	\$100.00
Emergency Cert.		\$100.00
Request to Review Revised Plan (Amended OOC)	Category 1	\$25.00
	Category 2	\$100.00
	Category 3	\$200.00

\*See attached for detailed outline of categories and additional fees.



O'KEEFE, LLC  
333 WEYMOUTH STREET  
ROCKLAND, MA 02370

2927

53-7101/2118

DATE 8/23/2021

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Town of Rockland

\$ 625.00

Six Hundred Twenty Five & 00/100

DOLLARS



Photo  
Safe  
Deposit  
Details on back



FOR

Rockland Conservation Commission Filing Fee

Thomas Acalaro

MP

⑈002927⑈

⑆211871015⑆

1950023853⑈

O'KEEFE, LLC  
333 WEYMOUTH STREET  
ROCKLAND, MA 02370

2925

53-7101/2118

DATE 8/23/2021

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ 762.50

Seven Hundred Sixty Two & 50/100

DOLLARS



Photo  
Safe  
Deposit  
Details on back



FOR

WPA Filing Fee

Thomas Acalaro

MP

⑈002925⑈

⑆211871015⑆

1950023853⑈

O'KEEFE, LLC  
333 WEYMOUTH STREET  
ROCKLAND, MA 02370

2926

53-7101/2118

DATE 8/23/2021

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Town of Rockland

\$ 787.50

Seven Hundred Eighty Seven & 50/100

DOLLARS



Photo  
Safe  
Deposit  
Details on back



FOR

WPA Filing Fee

Thomas Acalaro

MP

⑈002926⑈

⑆211871015⑆

1950023853⑈



## **SECTION IV**

**Certified List of Abutters  
Abutter Notification Form**

ROCKLAND BOARD OF ASSESSORS

CERTIFIED ABUTTERS' LIST REQUEST

A \$25.00 FEE IS REQUIRED. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF ROCKLAND

OWNER'S NAME: Town of Rockland

SUBJECT PROPERTY LOCATION: 327 Weymouth Street

MAP 3 PARCEL 1A OF SUBJECT PROPERTY

BOARD Conservation Commission

APPLICANT (If different from owner) McKenzie Engineering Group, Inc.

APPLICANT'S CONTACT # 781-792-3900 - Erik Schoumaker

PLEASE ALLOW TEN WORKING DAYS FOR COMPLETION OF THE LIST

pd 6-24-21 CK# 6369 \$100 (25)  
Cmac

RECEIVED

JUN 16 2021

TOWN OF ROCKLAND  
BOARD OF ASSESSORS

As of April 12, 2011 the fee is \$25.00 (payable in advance) for all abutters' lists and re-certifications.

ROCKLAND BOARD OF ASSESSORS

CERTIFIED ABUTTERS' LIST REQUEST

A \$25.00 FEE IS REQUIRED. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF ROCKLAND

OWNER'S NAME: South Shore Industrial Park TR.

SUBJECT PROPERTY LOCATION: 0 Hingham Street

MAP 3 PARCEL 2 OF SUBJECT PROPERTY

BOARD Conservation Commission

APPLICANT (If different from owner) McKenzie Engineering Group, Inc.

APPLICANT'S CONTACT # 781-792-3900 - Erik Schoumaker

PLEASE ALLOW TEN WORKING DAYS FOR COMPLETION OF THE LIST

pd 6-24-21 CK# 6369 \$100 (25)  
Cmac

RECEIVED

JUN 16 2021

TOWN OF ROCKLAND  
BOARD OF ASSESSORS

As of April 12, 2011 the fee is \$25.00 (payable in advance) for all abutters' lists and re-certifications.

ROCKLAND BOARD OF ASSESSORS

CERTIFIED ABUTTERS' LIST REQUEST

A \$25.00 FEE IS REQUIRED. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF ROCKLAND

OWNER'S NAME: O'Keeffe, LLC

SUBJECT PROPERTY LOCATION: 333 Weymouth Street

MAP 8 PARCEL 27 OF SUBJECT PROPERTY

BOARD Conservation Commission

APPLICANT (If different from owner) McKenzie Engineering Group, Inc.

APPLICANT'S CONTACT # 781-792-3900 - Erik Schoumaker

PLEASE ALLOW TEN WORKING DAYS FOR COMPLETION OF THE LIST

PD 6-24-21 CR# 6369 \$100 (25)  
Cmac

RECEIVED

JUN 16 2021

TOWN OF ROCKLAND  
BOARD OF ASSESSORS

As of April 12, 2011 the fee is \$25.00 (payable in advance) for all abutters' lists and re-certifications.

ROCKLAND BOARD OF ASSESSORS

CERTIFIED ABUTTERS' LIST REQUEST

A \$25.00 FEE IS REQUIRED. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF ROCKLAND

OWNER'S NAME: DTC, LLC

SUBJECT PROPERTY LOCATION: 327 Weymouth Street

MAP 3 PARCEL 1 OF SUBJECT PROPERTY

BOARD Conservation Commission

APPLICANT (If different from owner) McKenzie Engineering Group, Inc.

APPLICANT'S CONTACT # 781-792-3900 - Erik Schoumaker

PLEASE ALLOW TEN WORKING DAYS FOR COMPLETION OF THE LIST

pd 6-24-21 CK# 6369 \$100(25)  
Cmac

RECEIVED

JUN 16 2021

TOWN OF ROCKLAND  
BOARD OF ASSESSORS

As of April 12, 2011 the fee is \$25.00 (payable in advance) for all abutters' lists and re-certifications.



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

June 21, 2021

### CERTIFIED ABUTTERS LIST OF MAP 3 PARCEL 1-A

#### 0 WEYMOUTH STREET

#### BOARD – CONSERVATION

REQUIREMENTS – All abutters within 100ft.

CERTIFIED BY:

*Christine MacPherson*  
Christine MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
3-1-A	TOWN OF ROCKLAND	0 WEYMOUTH ST	242 WEYMOUTH ST	ROCKLAND, MA 02370
3-1	DTC LLC	327 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
3-13	2 SHARP STREET RLTY TRST LLC	301 WEYMOUTHST	625 GROVE ST	BRAINTREE, MA 02184
3-18	MACKAY DAVID P & SUSAN M	0 WEYMOUTH ST	1 SPRINGWOOD DR	HINGHAM, MA 02043
8-27	OKEEFEE LLC	333 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
8-28	DTC LLC	0 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

April 5, 2021

### CERTIFIED ABUTTERS LIST OF MAP 3 PARCEL 1 & MAP 8 PARCEL 28 327 WEYMOUTH STREET & 0 WEYMOUTH STREET

#### BOARD – CONSERVATION

REQUIREMENTS – All abutters within 100ft.

CERTIFIED BY:

*Christine MacPherson*  
Christine MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
3-1	DTC LLC	327 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
8-28	DTC LLC	0 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
3-1-A	TOWN OF ROCKLAND	0 WEYMOUTH ST	242 UNION ST	ROCKLAND, MA 02370
3-2	SOUTH SHORE INDUSTRIAL PARK TR	0 HINGHAM STREET	ATTN AW PERRY INC 20 WINTHROP SQ	BOSTON, MA 02110
3-13	2 SHARP STREET RLTY TRST LLC	301 WEYMOUTH ST	625 GROVE ST	BRAINTREE, MA 02184
3-18	MACKAY DAVID P & SUSAN M	0 WEYMOUTH ST	1 SPRINGWOOD DR	HINGHAM, MA 02043
7-1	ROCKWEY LLC	302 WEYMOUTH ST	302 WEYMOUTH ST	ROCKLAND, MA 02370
7-813	LSTAR SOUTHFIELD LLC	0 ROCKLAND	516 N WEST ST ATTN: STEVE VINING	RALEIGH, NC 27603
8-1	290 WEYMOUTH STREET LLC	290 WEYMOUTH ST	290 WEYMOUTH ST	ROCKLAND, MA 02370
8-27	OKEEFFE LLC	333 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

June 21, 2021

### CERTIFIED ABUTTERS LIST OF MAP 3 – PARCEL 2

#### 0 HINGHAM STREET

#### BOARD – CONSERVATION

REQUIREMENTS – All abutters within 100ft.

CERTIFIED BY:

*Christine MacPherson*  
Christine MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
3-2	SOUTH SHORE INDUSTRIAL PARK TR	0 HINGHAM ST	ATTN AW PERRY INC 20 WINTHROP SQ	BOSTON, MA 02110
3-1	DTC LLC	327 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
3-18	MACKAY DAVID P & SUSAN M	0 WEYMOUTH ST	1 SPRINGWOOD DR	HINGHAM, MA 02043
3-19	3M COMPANY	0 RESERVOIR PARK DR	ATTN: 3MTAX 3M CENTER BLDG 224-5N-40	ST PAUL, MN 55144
3-20	3M COMPANY	0 RESERVOIR PARK DR	ATTN: 3M TAX 3M CENTER BLDG 224-5N-40	ST PAUL, MN 55144
8-27	OKEEFEE LLC	333 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
8-28	DTC LLC	0 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
8-29-4	LEDGEWOOD PLACE ROCKLND LLC & FMA REALTY PARTNERS LLC	100-300 LEDGEWOOD PL	PO BOX 850330	BRAINTREE, MA 02185
8-57	MADELYN REALTY LLC	189 WEYMOUTH ST	PO BOX 526	COHASSET, MA 02025

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.





# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

June 21, 2021

### CERTIFIED ABUTTERS LIST OF MAP 08 – PARCEL 27

#### 333 WEYMOUTH STREET

#### BOARD – Conservation

REQUIREMENTS – All abutters within 100 feet.

CERTIFIED BY:

*Christine MacPherson*  
Christine MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
8-27	OKEEFFE LLC	333 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
3-1	DTC LLC	327 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
3-1-A	TOWN OF ROCKLAND	0 WEYMOUTH ST	242 UNION ST	ROCKLAND, MA 02370
3-2	SOUTH SHORE INDUST PK TR	0 HINGHAM ST	ATTN AW PERRY INC 20 WINTHROP SQ	BOSTON, MA 02110
8-1	290 WEYMOUTH STREET LLC	290 WEYMOUTH ST	290 WEYMOUTH ST	ROCKLAND, MA 02370
8-2	276 WEYMOUTH LLC	276 WEYMOUTH ST	276 WEYMOUTH ST	ROCKLAND, MA 02370
8-25	LEVIN HENRY S K & L REALTY TRUST	273 WEYMOUTH ST	875 SO ARTERY	QUINCY, MA 02169
8-28	DTC LLC	0 WEYMOUTH ST	333 WEYMOUTH ST	ROCKLAND, MA 02370
8-57	MADELYN REALTLY LLC	189 WEYMOUTH ST	PO BOX 526	COHASSET, MA 02025

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.



**Notification to Abutters**  
under the  
**Massachusetts Wetland Protection Act & Rockland Wetland Protection Bylaw**

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the Rockland Wetland Protection Bylaw, you are hereby notified of the following.

- A. The name of the applicant is DTC, LLC
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Rockland seeking approval to construct an addition to the existing building at 333 Weymouth Street, bituminous concrete parking area, retaining wall and stormwater infiltration basin within the 100' wetland buffer, which is an Area Subject to Jurisdiction Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Rockland Wetland Protection Bylaw.
- C. The address of the lot where the activity is proposed is 327 & 333 Weymouth Street (Assessor's Parcel Numbers: 3-1, 3-1A, 3-2, 8-27 & 8-28)
- D. Copies of the Notice of Intent may be obtained upon request during normal business hours.  
For more information, call: 781 - 792 - 3900
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant ☐, or the applicant's representative ☒ by calling this telephone number 781-792-3900 between the hours of 9 AM and 4 PM on the following days of the week: Monday through Friday.
- F. The public hearing will be held virtually on February 9<sup>th</sup> at 7:00 PM in Rockland Town Hall (access information will be listed on the meeting agenda posting on the town website: <https://www.rockland-ma.gov/393/Conservation-Commission>). Additional information may be obtained from the Rockland Conservation Commission Office by calling 781 - 871 - 1874, or from the applicant's representative by calling 781 - 792 - 3900 during normal business hours.

Check one: This is the applicant ☐, representative ☒, or other (specify) ☐ Rockland Conservation Commission

Note: Notice of the public hearing, including its date, time, and place will be published at least seven (7) days in advance in the Community Newspaper

*Note: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:*

Central Region: 508-792-7650

Northeast Region: 617-935-2160

Southeast Region: 508-946-2800

Western Region: 413-784-1100